



TO: HACLA Board of Commissioners
FROM: Marisela Ocampo, Director of Housing Services *MO*
THROUGH: Douglas Guthrie, President and CEO *Douglas Guthrie*
DATE: November 15, 2022
SUBJECT: **Capital Improvements in Public Housing 2022 Annual Update**

Background

HACLA annually receives a capital fund program (CFP) allocation from HUD for capital improvement projects at the public housing developments. The goal for the Housing Services (HS) team is to orient funding towards beautification, infrastructure, Americans with Disabilities Act (ADA) accommodations and needs, and other critical improvements as needs arise.

The Design and Construction Services (DCS) team is responsible for the management of the capital improvement projects at the public housing sites. DCS is a division within the HS Department that consists of an administrative staff, a design and project management group, a construction team and environmental services. DCS hires per diems from the Los Angeles County Building and Construction Trades Council as part of the construction team to complete construction projects. The number of per diems fluctuates depending on the number of projects in progress. We currently have 90 per diems in DCS.

Types of Construction Projects and Priorities

As HS/DCS plans construction projects annually, types of projects that are considered include the overall modernization of public housing, deferred maintenance needs, replacement of obsolete utility systems and dwelling equipment, planned code compliance, improved safety for residents and ADA/504 reasonable accommodations and needs. Projects are prioritized by assessing health and safety, regulatory/legal requirements (i.e. ADA), continued habitability and replacing outdated building systems and infrastructure.

Identifying the Physical Needs of the Public Housing Developments

HS/DCS identifies the physical needs of the public housing sites through a variety of resources. These various resources are utilized to better assess the capital needs of the public housing portfolio to facilitate capital planning and to allow HACLA to take advantage of capital improvement opportunities and plan ahead.

HUD requires PHAs to conduct a Physical Needs Assessment (PNA) every five years. The PNA provides a snapshot of the physical needs of 15% of the units and all common areas per public housing site at the time of the study. HUD is currently collaborating with PHAs to provide input on PNA challenges/concerns and has hired a consultant to conduct a study on possible PNA improvements. According to the most recent PNA, HACLA has an estimated need of \$466 Million in physical improvements over the next 20 years. Although the PNA for the next 20 years demonstrates a need of approximately \$23M per year there are other considerations including that the PNA is only a sampling of the portfolio. The estimated PNA also does not include the increased cost for repairs due to wear and tear as the properties age over 20 years.

HACLA also conducts annual Uniform Physical Condition Standards (UPCS) inspections of all units by an outside vendor, which identifies immediate per unit needs and provides an opportunity to ascertain broader maintenance

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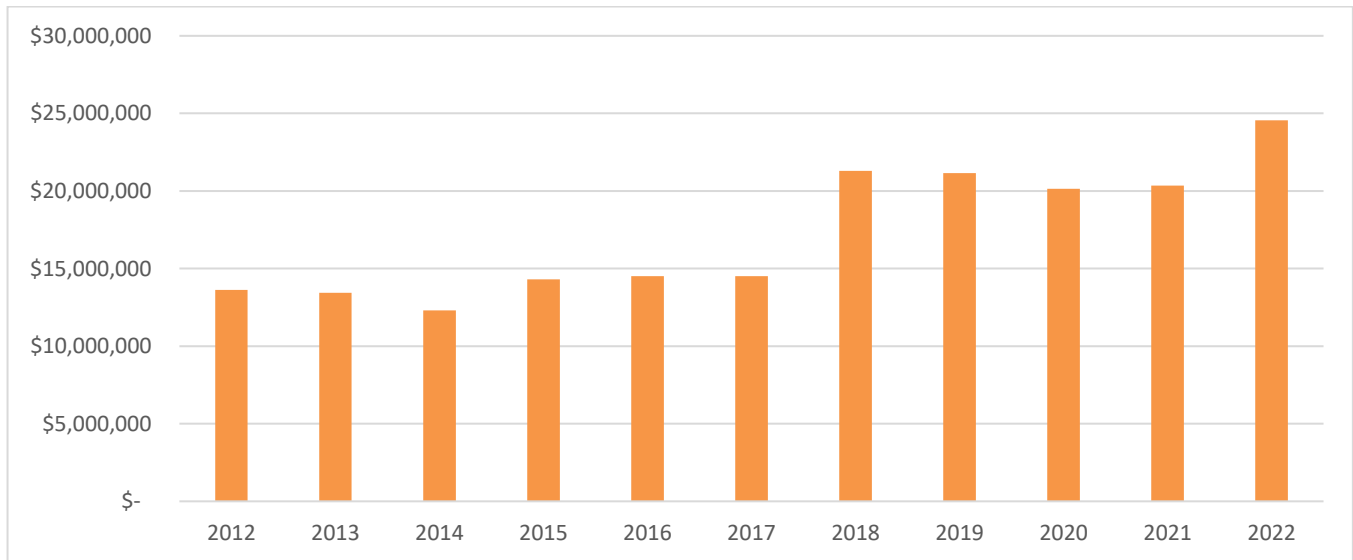
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capital issues. HACLA also actively solicits the input of residents through various on-site meetings throughout the year with management. Moreover, through the Agency Plan process, DCS presents proposed capital projects to the Resident Advisory Councils by reviewing planned projects by location and soliciting input. Finally, DCS receives input from the site management and maintenance staff who is on the ground and understand the needs of each public housing site.

Capital Fund Program Annual Allocation

HUD has historically underfunded public housing to address Capital Improvements. The current \$24,558,376 CFP annual allocation does not begin to address the deferred maintenance throughout the portfolio. Although since 2012 the CFP has steadily increased (chart below), the extreme increases in costs of materials throughout the years and especially now through inflation, necessitates for HACLA to be even more strategic and proactive in utilizing the limited CFP funding effectively. For each annual CFP allocation, HUD statute mandates that PHAs obligate funds within two years of the date that funds are made available and allows an additional two years to fully expend the funds. Additionally, HACLA applies for other type of funding for capital projects as they become available. Currently other sources of funding include \$2.3 million Los Angeles County Proposition A funds for the renovation of the recreation centers at William Mead, Imperial Courts and Pueblo Del Rio; \$2.1 million in PILOT funds (PILOT is Payments in Lieu of Taxes) for site enhancements (landscaping, playgrounds, trash enclosures) at various public housing sites; \$5 million HUD Lead Based Paint grant for lead based paint abatement at Pueblo Del Rio and Estrada Courts; \$250,000 HUD Security grant for the installation of security cameras and lighting at Nickerson Gardens, Imperial Courts, Mar Vista Gardens, Estrada Courts and Pueblo Del Rio; and a \$5 million Clean California grant for trash enclosures and a Green Ambassador Program at Imperial Courts and Nickerson Gardens.

Capital Fund Program Award History



2022/2023 Capital Improvement Projects

Below is a list of the major capital improvement projects completed in 2022 including highlighted before/after pictures for projects. Additionally, included are 2022 capital projects in progress and planned 2023 capital improvement projects.

Major Capital Improvement Projects Completed in 2022		
Project	Scope of Work	Cost
Estrada Courts Patio Repairs	Demolition of existing patio cover; Rebuild new canopy and decking	\$75,945
Gonzaque Village Electrical Upgrade	Grounding units by bonding electrode systems	\$30,060
Mar Vista Gardens Sewer Lines Upgrade	Install cleanouts at 601 units; replacement of cast irons pipes to ABS pipes; clean up and backfill and install cleanout covers(metal/concrete)	\$1,120,124
Nickerson Gardens Gas Lines Upgrade Phase I	Strap all exterior lines, install venting for water heaters, install earthquake valves, adjust gas meters, and replace exterior gas pipe as needed	\$1,836,066
Nickerson Roof Repairs	Roof repairs at 4 units	\$15,000
Pico Gardens Renovations of Decks	Repair of severely damaged decks and holes and bumps requiring patching; resurface of the decking	\$207,577
Pico Gardens Stair Renovations	Replace stairs, threads, risers, and new air vents	\$401,316
Pueblo Del Rio Roof Restoration	New edge metal and mineral cap sheet at 36 buildings	\$1,126,678
Pueblo Del Rio Sewer Lines Upgrade	Install cleanouts at 390 units	\$858,697
Pueblo Del Rio Water Line Upgrade	Replace all corroded water lines	\$791,088
William Mead Window Rehabilitation	Abatement of lead and asbestos, repair latches and handles, and painting of 2,500 windows	\$1,128,322
Asbestos Abatement/Floor Tile Replacement - Various Sites	Completed 81 units	\$930,106
Mold Units Repairs - Various Sites	Abatement of mold and repair of the unit interior	\$199,396
Reasonable Accommodations - Various Sites	Completed 88 projects including but not limited to installation of grab bars, wheelchair ramps, handrails, walk-in showers, and chair lifts	\$2,348,536
Security Lights – Various Sites	Installation of security lights at the admin offices and maintenance yards. This was part of the HUD security grant	\$122,040
Security Enhancements – Imperial Courts, Pico Gardens and Pueblo Del Rio	Installation of additional fencing and gates and security lights around the administration offices and maintenance yards	\$379,000

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“Snapshot” of Completed 2022 Projects

Estrada Courts Patio



Before: The canopy above the patio had a lot of damage due to age and weather



After: The canopy above the patio was replaced. New paint was applied to the canopy as well as the columns

Pico Gardens Stairs



Before: Conditions of the stairs during the initial assessment



After: Stairs were completely renovated

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William Mead Walk-In Shower



Before: Resident had requested a walk-in shower to replace the tub



After: The walk-in shower includes grab bars and easier access to get in the shower area

William Mead Homes Window Replacement



Before: Existing steel windows were cut in several places and pried away from the building's brick structure by an abatement company



After: New vinyl sliding windows have dual pane glass filled with Argon gas for energy efficiency

In Progress and Planned Capital Improvement Projects

Anticipated completion dates can be potentially impacted by availability of materials, labor shortages and/or re-prioritizing projects due to a variety of unforeseen conditions.

Project	Scope of Work	Cost	Anticipated Completion
Avalon Gardens Water lines upgrade	Replace all corroded water lines	\$1,505,614	December 2024
Estrada Courts Electrical Upgrade	Upgrade panel boxes, wiring, and outlets	\$2,518,191	July 2024
Estrada Courts Window Replacement	Abatement and replacement of windows in the original Estrada (214 units)	\$6,161,596	December 2024
Imperial Courts Roof Replacement	Complete Roof Replacement of 4 buildings	\$807,721	December 2022
Imperial Courts Gas lines upgrade Phase II	Changing all gas lines from the exterior to the stove, dryer, water, and wall heater; Water heater gas fuse; Patching and painting of the walls.	\$1,510,211	December 2023
Imperial Courts Trash Enclosures	Installation of concrete block enclosures around the trash bins	\$1,253,265	June 2024
Imperial Courts Renovation of recreation center and exterior play structure	Painting, signage, lights, renovation of the playground and upgrade the play areas	\$377,800	July 2024
Imperial Courts Work Source Unit Conversion	Demolition of the interior walls to convert into 4 one-bedroom fully accessible units	\$840,000	February 2024
Mar Vista Gardens Gas lines upgrade Phase I	Strap all exterior lines, install venting for water heaters, install earthquake valves adjust gas meters as needed, and replace exterior gas pipe as needed	\$1,595,718	May 2023
Mar Vista Gardens Xeriscape Landscaping	Convert existing turf with zero irrigation planting: low maintenance and drought tolerant	\$110,000	June 2023
Mar Vista Gardens Neighborhood Beautification	Painting, unit lights, signage, and repair of damaged fascia	\$4,071,116	February 2024
Mar Vista Gardens Gas lines upgrade Phase II	Changing all gas lines from the exterior to the stove, dryer, water, and wall heater; Water heater gas flue; Patching and painting of the walls	\$2,674,282	June 2024
Nickerson Gardens Mini Park - resurface and landscaping	Resurface of the damaged decomposed granite and installation of new landscaping	\$40,000	June 2023
Nickerson Gardens Playground resurfacing	Replace sand with rubberized safety surfacing	\$200,000	September 2023

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Project	Scope of Work	Cost	Anticipated Completion
Nickerson Gardens Trash Enclosures	Installation of concrete block enclosures around the trash bins	\$2,699,340	June 2024
Nickerson Gardens Water lines upgrade	Replace all corroded water lines	\$5,500,000	October 2024
Pico Gardens Lamp posts safety repair	Repair of the rust damaged lamp posts	\$60,000	May 2023
Pueblo Del Rio Roof Replacement	Complete Roof Replacement on Building 34	\$140,000	November 2022
Pueblo Del Rio Fencing	Installation of fence between basketball court and playground area at the Alba Center	TBD	December 2022
Pueblo Del Rio Neighborhood Beautification	Lead-based paint stabilization, exterior painting, LED entry light, security door, new signage, concrete planters, and landscaping	\$4,276,889	March 2023
Pueblo Del Rio Renovation of the computer lab and social hall	Relocate Computer Learning center, reconfiguration of accessible bathrooms, expand existing social hall into multipurpose space, new kitchen, office and storage, new electrical, plumbing, and air conditioning systems	\$630,440	August 2023
Pueblo Del Rio Gas lines upgrade Phase II	Changing all gas lines from the exterior to the stove, dryer, water, and wall heater; Water heater gas flue; Patching and painting of the walls	\$1,235,647	October 2023
Pueblo Del Rio Extension Neighborhood Beautification	Painting, unit lights, signage, and repair of damaged fascia	\$5,100,000	February 2024
Pueblo Del Rio Window Replacement	Abatement and replacement of steel windows to new vinyl windows. Total of 2,374 windows for all 390 units in the original Pueblo del Rio	\$8,500,000	July 2024
Rancho San Pedro Repair of balconies	Repair of the balconies that are separating from the buildings	\$25,000	June 2023
William Mead Window Rehabilitation - Phase II	Replacement of severely damaged windows	\$400,000	March 2023

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Project	Scope of Work	Cost	Anticipated Completion
William Mead Gas lines upgrade	Strap all exterior lines, install venting for water heaters, install earthquake valves, adjust gas meters, and replace exterior gas pipe	\$747,474	March 2024
Interior renovations - Various Sites	Rehabilitation of the kitchen with all new cabinets, countertops, flooring, and paint	\$100,000	February 2023
Security cameras and Lighting - Various Sites	Installation of additional security cameras and exterior lights. Project is funded with the HUD security grant	\$127,960	November 2022
Security enhancements – Various Sites	Installation of additional fencing and gates and security lights around the administration offices and maintenance yards	\$121,000	November 2023
Trash Enclosures	Installation of concrete block enclosures around the trash bins	\$810,000	February 2023
Trash Enclosures - Trash Enclosures	Installation of concrete block enclosures around the trash bins	\$300,000	July 2023
Xeriscape Landscaping - Various Sites	Convert existing turf with zero irrigation planting: low maintenance and drought tolerant	\$330,000	December 2022

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